

Honolulu, Hawaii

FEB 14 2014

RE: S.B. No. 2696
S.D. 1

Honorable Donna Mercado Kim
President of the Senate
Twenty-Seventh State Legislature
Regular Session of 2014
State of Hawaii

Madam:

Your Committee on Economic Development, Government Operations
and Housing, to which was referred S.B. No. 2696 entitled:

"A BILL FOR AN ACT RELATING TO THE KAKAAKO COMMUNITY
DEVELOPMENT DISTRICT,"

begs leave to report as follows:

The purpose and intent of this measure is to:

- (1) Establish development restrictions for the Kakaako
Community Development District; and
- (2) Prohibit the Hawaii Community Development Authority from
approving a development permit without first conducting
a project eligibility review for adequacy of
infrastructure facilities and from granting any
variance, exemption, or modification with respect to
maximum floor area ratio.

Your Committee received testimony in support of this measure
from Malu Aina, Malama Makaha, and forty-nine individuals. Your
Committee received testimony in opposition to this measure from
the Hawai'i Construction Alliance, Plumbers and Fitters UA Local
675, The Howard Hughes Corporation, Laborers' International Union
of North American Local 368, and one individual. Your Committee
received comments on this measure from the Department of the
Attorney General; Kamehameha Schools; The Pacific Resource
Partnership; Hawaii's Thousand Friends; Alexander & Baldwin, Inc.;
Hawaii Regional Council of Carpenters; and three individuals.



Your Committee finds that the Legislature established the Hawaii Community Development Authority in 1976 as a public entity to plan new and innovative forms of urban redevelopment and renewal to meet certain community needs, especially the provision of low- and moderate-income housing located in residential and mixed-use areas with sufficient public facilities and services. To ensure that comprehensive and coordinated development plans were executed by and for the community, the Authority was explicitly required to engage affected communities in area development plans and projects.

Your Committee further finds that community development plans should be implemented in recognition of existing uses and according to minimum requirements for good planning and design to preserve public health and safety, ensure access to sufficient public services, and avoid unintended effects on public resources and the human environment. Community development plans are intended to be adopted in consideration of community engagement and, once adopted, are intended to be strictly followed, particularly in regard to density, infrastructure, and affordable housing requirements.

Your Committee has amended this measure by:

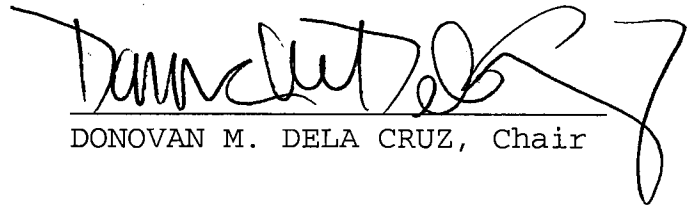
- (1) Inserting language to require an applicant seeking a development permit to contact any relevant county and state agencies to determine infrastructure needs and solicit the agencies' findings and recommendations;
- (2) Inserting language to allow machine rooms, rooftop utilities, and architectural features of a building or structure to exceed the 400-foot height restriction;
- (3) Inserting a savings clause;
- (4) Inserting an effective date of July 1, 2050, to encourage further discussion; and
- (5) Making technical, nonsubstantive amendments for the purposes of clarity and consistency.

As affirmed by the record of votes of the members of your Committee on Economic Development, Government Operations and Housing that is attached to this report, your Committee is in



accord with the intent and purpose of S.B. No. 2696, as amended herein, and recommends that it pass Second Reading in the form attached hereto as S.B. No. 2696, S.D. 1, and be referred to the Committee on Ways and Means.

Respectfully submitted on
behalf of the members of the
Committee on Economic
Development, Government
Operations and Housing,



DONOVAN M. DELA CRUZ, Chair



Record of Votes
Committee on Economic Development, Government Operations and Housing
EGH

*Only one measure per Record of Votes